

EXHIBIT K

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CURRICULUM VITAE OF THE APPRAISER

RAYMOND L. DOZIER, MAI
 DOZIER APPRAISAL COMPANY
 Resort and Urban Property Appraisers
 73-350 El Paseo, Suite 206
 Palm Desert, California 92260
 Telephone (760) 776-4200
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 E-Mail Dozierappraisal@dc.rr.com

Education: University of Kentucky, B.A., 1974
 Business Administration and Economics

Law Student, JD Candidate,
 Saratoga University

Professional: MAI Member, Appraisal Institute
 Committee Member, Experience Review for MAI Designation
 Member, International Council of Shopping Centers (ICSC)
 Member, National Association of Realtors
 Member, California Association of Realtors
 Member, Certified Divorce Planners

Expert Witness: Superior Court of California
 U.S. District Court
 Federal Bankruptcy Court

Licenses: State of California Certified General Real Estate Appraiser #AG004590
 State of California Real Estate Broker #01173680

Experience: Commercial Appraiser - Associate with 1972-1980
 R.W. Karlee, MAI
 Dozier Appraisal Company, Resort & Urban
 Property Appraiser - Owner 1980 -

Faculty: Guest Instructor: University of Kentucky; Courses Taught Corporate Finance and
 The Time Value of Money.

Continuing Education: Subdivision Analysis; Litigation Valuation; Discounted Cash Flow; Economy and Local Trends; Architecture and Construction; FIRREA Law; Current Issues in Appraising; Summary and Restricted Reports; Special Purpose Property Appraisals – Going-Concern & Business Value; Subdivision Analysis; Fast Food Restaurant Valuation; "Benefits" in Eminent Domain Property Valuations; Attacking & Defending an Appraisal in Litigation; Master Planned Communities Skilled Nursing Facilities; Valuation of Detrimental Conditions; Real Estate Fraud and Appraiser's Role.

Page 2 - Curriculum Vitae of the Appraiser

Partial List of Clients:

Legal and Accounting Firms:

Pillsbury, Madison & Sutro - L.A.
Rutan & Tucker - Costa Mesa, CA
Scott J. Zundel

Schlecht, Shevlin & Shoenberger
Murphy, Pearson, Bradley & Feeney - San Francisco
Best, Best & Krieger

Lending Institutions:

El Dorado Bank
American Commerce Bank
Home Savings of America
First Security Mortgage
Salt Lake City, Utah
Wells Fargo Bank
Palm Springs Savings Bank
First Community Bank
Palm Desert National Bank
Bank of the Desert
Bank of California
Transco Mortgage Company
Bank of Los Angeles

Union Bank
Valley National Bank of Arizona
Manufacture's Bank
PFF Bank & Trust
(Formerly Pomona First Federal)
First Security Bank
Farmer's Merchant Bank - Long Beach
Riverside National Bank
San Diego National Bank
Mitsubishi Bank, LTD
Midland Financial - Clearwater, FL
First Interstate Bank
Mitsubishi Bank, LTD

Government Agencies:

Bureau of Indian Affairs
Bureau of Land Management (BLM)
Palm Springs California Edison
Southern California Edison
Southern California Gas
City of Rancho Mirage
City of Coachella
City of Indio
City of Palm Springs
County of Riverside
U.S. Department of Agricultural
City of La Quinta
Riverside County Housing

City of Cathedral City
RTC - Contract
City of Palm Desert
City of Moreno Valley
FDIC
Department of Indian Affairs
Sacramento, CA
City Indian wells
Farmer Home Administration
State of California Department of Ins.
SBA Regional Office
Federal Aviation Administration (FAA)
Riverside County Flood Control

Schools:

Desert Sands Unified School District
Morongo Unified School District
Palm Springs Unified School District

Utilities:

Coachella Valley Water District
Morongo Water District
Cal - Trans
Desert Water Agency

Hospitals:

Eisenhower Medical Center
JFK Memorial Hospital
Riverside General Hospital
Desert Hospital

Corporations:

Bechtel Corporation
Motion Picture & TV Fund

Page 3 - Curriculum Vitae of the Appraiser

Non-Profit Organizations:

Berger Foundation
Joseph Drown Foundation

Insurance Companies:

Republic Western, Scottsdale, AZ

Real Estate Development & Engineering:

Wessman Construction Company
American Properties Funding
Del Webb California Corporation
Lowe Development
Ocean Properties - San Diego
Oliphant & Lizza, Development Group

Strother Construction Company
Regency Homes - Peter Solomon
Orr Construction
Aqua Caliente Band of Cahuilla Indians
Ruby Broadcasting Company

Appraisal Functions Include:

Acquisitions, Bankruptcy, Bond Financing, Condemnation, Construction Defect, Disposition and Liquidation Decision Making, Abundance of Caution for Federally Related Transaction, Donation, Estate Tax Appeal, Exchange, Excess Land, Determination of Economic Feasibility and Market Absorption, Foreclosures, Litigation, Real Property Tax Appeal, Negotiation, Partnership Dissolution, Portfolio Review for Non-Profits, Redevelopment, Lending for Real Property and Going Concern, Group Rental for Long Term Leases, Determining Highest and Best Use of Undeveloped Acreage, Claims of Damage to Real Estate Caused by Other Party, USPAP Compliance Appraisal Review.

Typical Appraisal Assignments:

Public:

Airport Expansions, Assessment Districts, Electrical & Access R/W's, Flood Control Projects, Park Sites, Subterranean Pipeline Easements, Golf Courses, Proposed Prison Sites, Public Right -of - Way Dedications, Railroad R/W's, School Sites, Temporary Easements, Urban and Rural Mountainous Land, Indian and Leaseholds and Lease Fees, Mountainous Communication Tower Sites, IRS seizes on Questionable Properties, Desert Lands, Accretion Interests Caused By Changing River Courses, and RTC Deposition for Auctions.

Private:

Drug Rehab Centers, Cold Storage Facilities, Mobile Home Parks, Day Care Centers, Mini-Storage, Newspaper Buildings, Proposed Service Station, Car-washes, Apartment Complexes, Medical Office Buildings, Neighborhood & Community Shopping Centers, Residential and Commercial Subdivisions, Restaurant Going - Concern, Undeveloped Acreage, Highest and Best Used Studies, Highway Patrol Facilities, Churches, Special Purpose Properties, Trucking, Distribution Facilities, Golf Course Properties, Proposed Time-Share Developments, Aggregate Retail and Bulk or Wholesale Values of proposed Subdivision Developments, Retrospective Real Property Valuations, Motels, Parking Lots, Gypsum Mine Acres, Clothing Optional Resorts, R & D Industrial Facilities, Historical Buildings, Agricultural Going - Concern, Riverfront Properties, Ranch's and Equestrian Centers, Thoroughbred Racehorse Farms, Sports Clubs, Multi -Screen Movie Theaters, High-rise Office Buildings, Planned Unit Developments (PUD's), to Estimate Liquidation Value for Forced Sale or Auction Proceedings, Recreation Properties, Campgrounds, and Cemeteries.

Page 4 - Curriculum Vitae of the Appraiser

Interest and Value Types Appraised:

Fee Simple Estate

Leased Fee Estate

Lease Hold Estate

Sandwich Leasehold Estate

Life Estates

Vertical Estates (Subsurface & Air Rights)

Easements

Partnership Interests

- Joint Tenancy Value
- Tenancy by the Entirety Value
- Tenancy in Common Value

Market Rental Value

Specialized Fractional Ownership

- Condominium Interest
- Cooperative Interest
- Timeshare Interest

Legal Entities Affecting Ownership

- Stock Corporation Market Value
- Land Trust Beneficiary's Partial Interest
- Fixed Assets
 - Tangible Assets Value
 - Intangible Assets Value
 - Financial Assets Value
- General and Limited Partnership Interests
- Equity Syndications
- Closely Held Business
 - Going Concern Value (Real Property & Business Value)
 - Business Value only
- Liquidation Value vs Continued Operation of Business
- Use Value (as opposed to Value in Exchange)

Investment Value (individual's Investment Return Objectives)

Highest and Best Use Analysis Impacting Value

- Economic Feasibility Studies

Eminent Domain (State and Federal Rule)

- Just Compensation Estimates for Public Takings of Private Property Interests
- Determination of the "Larger Parcel"
- Other Legal Matters
 - Valuation of Detrimental Conditions, Construction Defects, etc.
 - Diminution of Value (Before and After)